

EXHIBIT A

Plaintiff's AirBnB

2018 - 2019 House Rules

House Rules as of November 12, 2018

Not suitable for children and infants - No running around or careless movements in the house. Many breakable objects here! A careful, well-behaved older child is OK if supervised.

No smoking

No pets

No parties or events

Check-in time is 12PM (noon) - 7PM

Check out by 11AM

Additional information:

Chiuba or Heleni must be present to greet you and to let you in. After that you will be able to let yourself in. Occasionally we may have a doctor's or other non-reschedulable appointment during the check-in window so please provide us with your intended arrival time as soon as you book as well as any changes ASAP thereafter so that we can plan a time for check-in that works for both parties.

Any check-in time outside our check-in window must be by prearrangement. Let me know if my check-in times do not work for you. I can often accommodate your schedule by pre-arrangement, though not always. Late night check-ins, after 9-10 pm will rarely work, as they may disturb the neighbors. If your flight is unavoidably delayed and you arrive after 9:30pm please be extremely quiet upon arrival (and also do not ring the doorbell.)

Condo rules prohibit "bumping" luggage up the stairs. Please hand carry luggage.

Parking is currently NOT available: On street parking is not allowed in this area overnight, and is restricted to two hours on most streets and at most meters during the day.

No hard soled shoes in the house please as they disturb the residents below us. Please bring slippers or comfy quiet shoes for indoors. Thanks!

No recreational drug use of any kind please and NO POSSESSION of recreational drugs on or in our premises.

Very moderate alcohol use only. No getting high please.

Except for the master bathroom, hallway, dining room, microwave, and your half-shelf in the guest fridge, the rest of our home is for family use and is not shared with guests.

If you wish to invite anyone here to visit not listed on your reservation, other than your adult child, adult sibling, parent, or grandparent, you must obtain the written permission of your host to do so. Thank you.

Do not bring any weapons into our home.

No loud voices or music please, and try to keep things pretty quiet after 11 pm.

AC is provided when outdoor temps are over 84°. Please take care to turn AC off when you leave the building. Overnight if it's not raining or too hot or cold we open lots of windows to let in air.

Amenity limitations:

Hot water is shared by all building residents and guests - 12-16 people - so no showers over 9-10 mins please.

Must climb stairs - 3 flights. No elevator. Condo rules prevent "bumping" luggage up the stairs, so please hand carry luggage.

Security Deposit - if you damage the home, you may be charged up to \$400 [added 11/12/18 10pm] immediately and also expected to pay for any damage you cause in excess of this. \$200 will be charged for lost keys because the locks will need to be changed.

Some spaces are shared: The dining room is generally available for breakfast, breakfast items are on a half-shelf in the guest-fridge. There's also some space to store your drinks and doggie bags. Master bathroom is shared with two residents for showers.

Video cameras are on by front and back doors and in family spaces. NO CAMERA inside your bedroom or bathroom of course!